
Ciaran & Adelene Martyn

16 Victoria Circle
Walpole
MA 02081

10th December 2020

Dear Walpole ZBA,

I am writing in response to the new plan that was presented for the Dupee St 40B project on 12/2/20, as an abutter on Victoria Circle I have a few comments and concerns to share with the board:

1. Privacy - I have a very real concern over the invasion into my family's privacy this development will impose as 2.5 of the proposed units sit directly behind my property line.
 - There is a gap of 30 feet from the back of the proposed property to our property line, that does not include the deck, so assuming a deck of 12 foot length (I cannot see the deck specs in the plans) will mean that the distance from deck to property line is 18 feet.
 - The development is proposing a walk out basement which elevates the properties above Victoria Circle, where the basements are underground. From an elevated deck, that is just 18 feet from my property line, and rear bedrooms that will be over 2.5 stories high there will be a direct view into my yard and I do not feel comfortable about anyone being able to directly observe any family activities or child play dates that occur on our property.
 - The suggested line of arborvitae trees is wholly inadequate in my mind, given the suggested height and the suggested spacing. This is far too sparse to be of any real significance from a privacy perspective for years, and factoring in the elevated properties due to the walk out basement, renders them even more ineffective until they are at least 6 feet over the elevation of the deck.
2. Flooding - I have been living in my property since June 2018, and already had one serious basement flood in 2019. The water table in this area is something that already appears to be extremely high for many months of the year, many basements on the abutter side of Victoria Circle have flooded over the years, and all have had to get sump pumps installed post the street development in 1993 to deal with

the surge in water table over the winter months, and especially after a prolonged rain. Any development that interferes with the surrounding land concerns me as to what impact that will have on the water table and my own property.

3. Plan Queries/Concerns - I would request the board members take a serious objective view of the privacy and quality of life that potential future residents of this development would face, as I feel this development is looking to maximize space at the expense of future residents.
 - 11 feet distance between properties will allow only front and rear facing windows, due to resident privacy concerns and seems far too close
 - No recreational area for residents/children. There is no shared open area, and the front and rear lawns are not large enough for children to play, and will lead to children playing on the pavement..
 - No sidewalk, forcing residents and their families that walk or cycle up that street to do so on the pavement. I am also questioning how inclusive developments like this are for people with physical disabilities with no sidewalk provided.

Thank you for considering these concerns as you review this proposal.

Sincerely,

Ciaran & Adelene Martyn